

# 84-213-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.G.1 to permit a side & setback of 10' in lieu of the required 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Unable to obtain more land on either side of lot.
2. Bought the lot 6 yrs. ago with understanding that I could build on lot.
3. Other houses within area are built on 50' lots without 25' setbacks.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Jack Bircher
Signature	(Type or Print Name)
Address	12611 Harewood Rd.
City and State	Baltimore, Maryland 21230
Attorney for Petitioner:	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
(Type or Print Name)	Address
Signature	City and State
Address	Name
City and State	Address
Attorney's Telephone No.:	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of December, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of February, 1984, at 10:00 o'clock A.M.

*Carl J. ...*  
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE  
NE Corner Gunder Ave. & Gundale Place (unimproved), 15th Dist.:  
JACK BIRCHER, et ux,  
Petitioners

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-213-A

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2189

I HEREBY CERTIFY that on this 7th day of February, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Jack Bircher, 12611 Harewood Rd., Baltimore, MD 21230, Petitioners.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 13, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. & Mrs. Jack Bircher  
12611 Harewood Road  
Baltimore, Maryland 21230

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

RE: Item No. 154 - Case No. 84-213-A  
Petitioner - Jack Bircher, et ux  
Variance Petition

Dear Mr. & Mrs. Bircher:

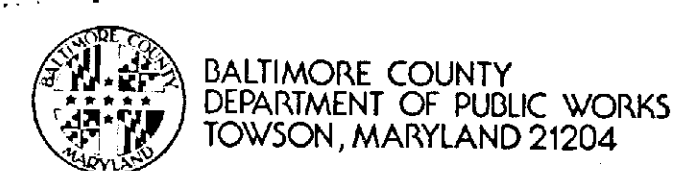
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc  
Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

February 16, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #154 (1983-1984)  
Property Owner: Jack Bircher, et ux  
N/E corner Gunder and Gundale Avenues  
Acres: 50 X 200 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### Highways:

Gundale Place is proposed to be improved in the future on a minimum 30-foot right-of-way, with a standard type roadway termination and fillet areas for sight distance at the Gunder Avenue intersection.

Gunder Avenue is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

#### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

Item #154 (1983-1984)  
Property Owner: Jack Bircher, et ux  
Page 2  
February 16, 1984

#### Water and Sanitary Sewers:

A public 8-inch water main and 8-inch public sanitary sewerage exist in Gunder Avenue.

Very truly yours,  
*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:rs

MM-NW Key Sheet  
31 NE 49 Pos. Sheet  
NE 8 W Topo  
84 Tax Map



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

February 9, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 151, 152, 153, 154, 155, 156, and 157 ZAC-Meeting of December 27, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 151, 152, 153, 154, 155, 156, and 157.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Assoc. II

HSP/ccm

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner  
TO: Office of Planning and Zoning

Date: February 13, 1984

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items  
Meeting - December 27, 1983

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item # 151 - Edrich Farms, Inc.
- Item # 152 - Frank W. Thompson, III, et ux
- Item # 154 - Jack Bircher, et ux
- Item # 157 - Hugo J. Nyborg, et ux

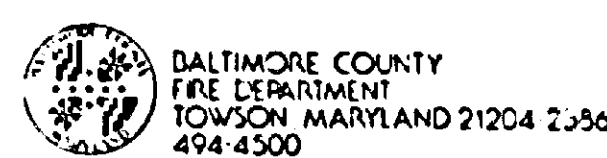
*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LTJ/rth



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit



PAUL H. KIRK  
CHIEF

February 14, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Jack Bircher, et ux

Location: NE/Cor. Gunder and C ndale Avenues

Item No.: 154 Zoning Agenda: Meeting of 12/27/83

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

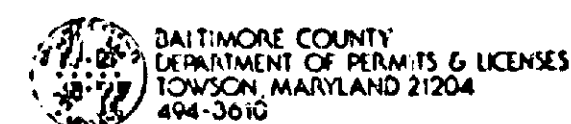
EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McGonigle* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

84-213-A  
2/28



TED ZILSKI JR.  
DIRECTOR  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

January 18, 1984

Dear Mr. Jablon:

Comments on Item # 154 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jack Bircher, et ux  
Location: NE/Cor. Gunder and Gundale Avenues  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 25'.

Access:  
Electric:

The items checked below are applicable:

- (X) A. All structures shall conform to the Baltimore County Building Code 1981/2000 and all other applicable codes.
- (X) B. A building/structure shall be required before beginning construction.
- (X) C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 N. Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burdham*  
Charles E. Burdham, Chief  
Plans Review

CED:eo

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner

Date: February 16, 1984

Norman E. Gerber, Director  
FROM: Office of Planning and Zoning

SUBJECT: Jack Bircher, et ux - 84-213-A

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

RE: PETITION FOR VARIANCE  
NE/corner of Gunder Ave. and Gundale  
Place (unimproved) - 15th Election  
District  
Jack Bircher, et ux - Petitioners  
NO. 84-213-A (Item No. 154)

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY

The Petitioners herein seek a variance to permit a side yard setback of ten feet in lieu of the required twenty-five feet. The subject property is located at the northeast corner of Gunder Avenue and Gundale Place (unimproved) and is zoned D.R.5.5.

Testimony presented by the Petitioners indicated that they propose to construct a dwelling on the subject site which originally housed a bar. The business was terminated by January 1982 and the building was razed in February 1983.

The president of the West Twin River Community Association, George T. Jenkins, testified that the residents of the community did not oppose the requested variance but did have concerns that the Petitioners, in the future, may attempt to use the dwelling as a bar and may protest a community boat ramp being built at the end of Gundale Place. However, the Petitioners indicated that they had no objection to the proposed boat ramp.

In the opinion of the Deputy Zoning Commissioner, the Petitioners have proven that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship and it further appearing that the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance requested should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 8th day of March, 1984, that the Petition for Variance to permit a side yard setback of ten feet in lieu of the required twenty-five feet for the expressed purpose of constructing a dwelling, in accordance with the site plan filed herein,

is GRANTED, from and after the date of this Order, subject, however, to the following:

1. The proposed building shall be utilized as a residence.
2. Approval of the aforementioned site plan by the Office of Planning and Zoning.

*Jan M. H. Jung*  
Deputy Zoning Commissioner  
Baltimore County

# WEST TWIN RIVER COMMUNITY ASSOCIATION

March 2, 1984

Mrs. Jean Jung  
Deputy Zoning Commissioner  
Baltimore County

Re: Case 84-213-A Variance

Dear Commissioner Jung:

As you had directed at the zoning hearing concerning the granting of a variance to Mr. Bircher, I had contacted the Baltimore County Liquor Board today to get the status of the liquor license that the petitioner stated was "in limbo".

Mr. Stanley Planowski, Administrator of the Board, explained to me that although he believes the license to be null and void, there is litigation pending on the license. Mr. Planowski said that he would need to research this before he could give me a status of the license. I will contact Mr. Planowski next week and in turn inform the Zoning Commission in writing so that a final determination on the petition can be made.

As I explained at the hearing, we are not protesting the granting of the variance. Indeed, we would welcome Mr. and Mrs. Bircher as a neighbor. However, we are concerned with any intentions that Mr. Bircher may have as to the reactivation of the liquor license and the use of the property as a bar.

I have not received Mr. Bircher's letter as you had directed him to send to me. This letter was to reaffirm his intention to construct a private residence on the property for his enjoyment of this waterfront property.

Yours truly,

*George T. Jenkins*  
George T. Jenkins, President  
6934 Gunder Avenue  
Baltimore, Maryland 21220

cc: Mr. Stanley Planowski  
Mr. Jack Bircher, et ux  
Executive Board

# WEST TWIN RIVER COMMUNITY ASSOCIATION

February 28, 1984

Mrs. Jean Jung  
Deputy Zoning Commissioner  
Baltimore County

Re: Case 84-213-A Variance

Dear Mrs. Jung:

As president of the West Twin River Community Association, I would like to state that the residents of the community do not oppose the variance requested by the petitioner, per se. However, we must respectfully point out to the Commission that there is fear in the community that the petitioner will attempt to use the building as a bar at a future date. This fear is based on past assurances that were not honored by former license holders who were under the control of the petitioner. The bar on this site was a detriment to the community which the Liquor Board in its wisdom eventually denied.

Another concern to the community is the denial to us of the county road for the construction of a boat ramp which we would like the Board to consider at a future date, possibly in the Fall of 1984. The granting of the variance to the petitioner for a setback of ten feet from this county road may give the petitioner the right to protest such community use.

We would like the Board to consider these two items for us.

Thank you.

Yours truly,

*George T. Jenkins*  
George T. Jenkins  
President

6934 Gunder Avenue  
Baltimore, Maryland 21220

cc: Executive Board



# ZONING DESCRIPTION

Located on the northeast corner of Gunder Ave. and Gundale Place (unimproved) and known as lots #81-82 as shown on plat of Twin River Beach Section A which is recorded among the land records of Baltimore County in Liber 9 Folio 33.

## PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance  
 LOCATION: Northeast corner Gunder Avenue and Gundale Place (unimproved)  
 DATE & TIME: Tuesday, February 28, 1984 at 10:00 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

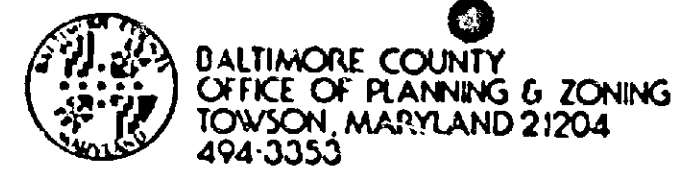
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 10 ft. in lieu of the required 25 ft.

Being the property of Jack Bircher, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
 ARNOLD JABLON  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY



ARNOLD JABLON  
 ZONING COMMISSIONER

February 21, 1984

Mr. & Mrs. Jack Bircher  
 12611 Harewood Road  
 Baltimore, Maryland 21230

Re: Petition for Variance  
 NE/cor. Gunder Ave. & Gundale  
 Place (unimproved)  
 Jack Bircher, et ux - Petitioners  
 Case No. 84-213-A

Dear Mr. & Mrs. Bircher:

This is to advise you that \$38.64 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 128214

ARNOLD JABLON  
 Zoning Commissioner

DATE 3/7/84 ACCOUNT R-01-618-000

AMOUNT \$38.64

RECEIVED FROM Jack R. Bircher  
 FOR Advertising & Posting Case #84-213-A

6 DND\*\*\*\*\*38648D 5076A

## Petition For Variance

15th ELECTION DISTRICT  
 ZONING: Petition For Variance  
 LOCATION: Northeast corner Gunder Avenue and Gundale Place (unimproved)  
 DATE & TIME: Tuesday, February 28, 1984 at 10:00 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 10 ft. in lieu of the required 25 ft.

Being the property of Jack Bircher, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of Arnold Jablon, Zoning Commissioner of Baltimore County

## The Times

Middle River, Md., Feb 9, 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 9th day of February, 1984.

Signature of Publisher

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 27th day of December, 1984

ARNOLD JABLON  
 Zoning Commissioner

Petitioner: Jack Bircher, et ux  
 Petitioner's Attorney: Nicholas B. Commodari  
 Received by: Chairman, Zoning Plans Advisory Committee

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 2/12/84  
 Posted for: Petition for Variance  
 Petitioner: Jack Bircher, et ux  
 Location of property: NE/cor. Gunder Ave. & Gundale Pl.  
 Location of Sign: front intersection of Gunder Ave. & Gundale Pl.  
 Remarks: none  
 Posted by: Jean M. H. Jung Date of return: 2/16/84  
 Number of Signs: 1

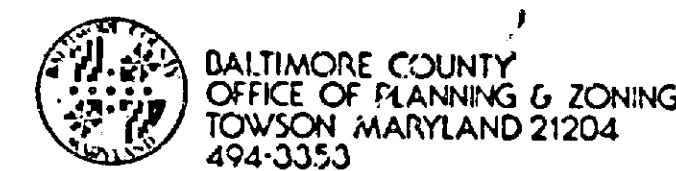
## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 9, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 28th day of February, 1984, the next publication appearing on the 9th day of February, 1984.

THE JEFFERSONIAN  
 L. Frank Simpson  
 Manager

Cost of Advertisement, \$16.00



ARNOLD JABLON  
 ZONING COMMISSIONER

March 8, 1984

Mr. and Mrs. Jack Bircher  
 12611 Harewood Road  
 Baltimore, Maryland 21230

Re: Petition for Variance  
 NE/cor. Gunder Ave. and Gundale  
 Place (unimproved) - 15th Election  
 District  
 Jack Bircher, et ux - Petitioners  
 No. 84-213-A (Item No. 154)

Dear Mr. and Mrs. Bircher:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung  
 JEAN M.H. JUNG  
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: George T. Jenkins, President  
 West Twin River Community Association  
 6934 Gunder Avenue  
 Baltimore, Maryland 21220

People's Counsel

Mr. & Mrs. Jack Bircher  
 12611 Harewood Road  
 Baltimore, Maryland 21230

NOTICE OF HEARING  
 Re: Petition for Variance  
 NE/cor. Gunder Avenue and  
 Gundale Place (unimproved)  
 Jack Bircher, et ux - Petitioners  
 Case No. 84-213-A

TIME: 10:00 A.M.

DATE: Tuesday, February 28, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

ARNOLD JABLON  
 Zoning Commissioner  
 of Baltimore County

MARCH 3 1984

ATTEST: Jean M.H. Jung  
 People's Counsel

Done S.E.S.

THIS NOTE REFERS TO MR. JENKINS REPRESENTING TWIN RIVER COMMUNITY ASS. AS TO FORMER PLANS TO RE-ESTABLISH A BAR AND GRILL AT 6934 GUNDER PLACE. RE IT RESOLVED, BY MR. JUNG THIS WILL NEVER TAKE PLACE.

Yours Sincerely  
 Jack R. Bircher

